

**CITY OF LONG BEACH
PLANNING COMMISSION AGENDA
333 W. Ocean Boulevard – (562) 570-6321
(562) 570-6068 FAX
October 21, 2004
CITY COUNCIL CHAMBER**

PUBLIC HEARING

1:30 PM

CALL TO ORDER

ROLL CALL

Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg,
Winn

PLEDGE OF ALLEGIANCE

MINUTES

September 16, 2004

SWEARING OF WITNESSES

**Do you solemnly swear or affirm that the evidence you shall
give in this Planning Commission Meeting shall be the truth,
the whole truth, and nothing but the truth.**

GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

CONSENT CALENDAR

1A. Mills Act Historic Property Contract

(Cindy Thomack,
Neighborhood Preservation
Officer)

RECOMMENDATION:

**Cultural Heritage Commission
140 Linden Avenue (Council District 1)**

Mills Act Historic Property Contract for the Lafayette at 140 Linden Avenue.

Planning Commission approve the execution of a Mills Act Historic Property contract for the Lafayette.

**1B. Case No. 0407-26
Conditional Use Permit
CE 04-157**

(Lemuel Hawkins,
Project Planner)

RECOMMENDATION:

**Cingular Wireless
c/o AFL, Authorized Agent
Chip Clustka, Representative
1950 Lemon Avenue (Martin Luther King Park)
(Council District 6)**

Request for the approval of a Conditional Use Permit to construct and maintain a wireless telecommunication facility, consisting of a 75 foot monopole antenna structure disguised as a pine tree with appurtenant equipment.

Planning Commission continue to the hearing of November 18, 2004.

**1C. Annual Report for the Housing
Element of the General Plan**

(Ira Brown,
Project Planner)

RECOMMENDATION:

**Fady Mattar, Acting Director of Planning and Building
Citywide**

Annual Report for the Housing Element of the General Plan.

Planning Commission review and comment on the Annual Report for the Housing Element of the General Plan and forward to the City Council, the State Office of Planning and Research and Department of Housing and Community Development.

1D. Case No. 9801-23 (mod)
Tentative Parcel Map

(Carolyn Bihn,
Project Planner)

RECOMMENDATION:

Mark Christoffels, City Engineer
City of Long Beach
50 W. Shoreline Drive (Council District 2)

Request for approval of Tentative Parcel Map No. 061999 for the purpose of subdividing four existing parcels into nine parcels on the south side of Shoreline Drive within the Pike at Rainbow Harbor project.

Planning Commission approve the Tentative Parcel Map, subject to conditions.

1E. Case No. 0406-02
Tentative Map – Condominium
Conversion
CE 04-115

(Derek Burnham,
Project Planner)

RECOMMENDATION:

Ignacio Luevano
6666 Orizaba Avenue (Council District 9)

Request for the approval of a Tentative Tract Map (No. 061258) to convert a 4-unit residential structure to condominiums.

Planning Commission approve Tentative Tract Map No. 061258.

1F. Case No. 0408-30
Tentative Map – Condominium
Conversion
CE 04-174

(Derek Burnham,
Project Planner)

RECOMMENDATION:

K.C. Coultrup
3425 E. 15th Street (Council District 4)

Request for the approval of a Tentative Tract Map (No. 061898) to convert a 19-unit residential structure to condominiums.

Planning Commission approve Tentative Tract Map No. 61898, subject to conditions.

- 1G. Case No. 0212-17**
Administrative Use Permit, Site
Plan Review, Standards Variance
ND 05-04
- (Joe Recker,
Project Planner)
- Request for approval of an Administrative Use Permit, Site
Plan Review, and Standards Variance for the development of
two modular buildings for the minor expansion of an existing
church and child day care center and the provision of off-site
joint-use parking without a guarantee of permanence.
- RECOMMENDATION: Planning Commission approve the Administrative Use Permit,
Site Plan Review, and Standards Variance, subject to
conditions.
- 1H. Case No. 0408-29**
Subdivision Map – Condominium
Conversion
CE 04-173
- (Jayme Mekis,
Project Planner)
- Request for the approval of Vesting Tentative Parcel Map No.
61896, to convert an existing nineteen-unit apartment building
into condominiums.
- RECOMMENDATION: Planning Commission approve Tentative Map No. 61896,
subject to conditions.
- 1I. Case No. 0408-31**
Subdivision Map – Condominium
Conversion
CE 04-175
- (Jayme Mekis,
Project Planner)
- Request for the approval of Vesting Tentative Parcel Map No.
61897, to convert an existing nineteen-unit apartment building
into condominiums.
- RECOMMENDATION: Planning Commission approve Tentative Map No. 61897,
subject to conditions.

CONTINUED ITEMS

2. **Case No. 0408-05**
Conditional Use Permit
CE 04-160

(Vickie Becker,
Project Planner)

RECOMMENDATION:

Colomia Investment Company Ltd.
James Shabani
3410 Long Beach Boulevard (Council District 7)

Request for the approval of a Conditional Use Permit for the sale of beer and wine for off-premise consumption at a 7-Eleven convenience store.

Planning Commission approve the Conditional Use Permit subject to conditions.

REGULAR AGENDA

3. **Case No. 0303-35**
Site Plan Review, Vesting
Tentative Tract Map, Finding of
General Plan Conformity for Right
of Way Vacation
ND 07-04

(Carolyn Bihn,
Project Planner)

RECOMMENDATION:

Ben Besley, The Olson Company
133 The Promenade North (Council District 2)

Request for approval of Site Plan Review, Vesting Tentative Tract Map No. 61304, and Finding of General Plan Conformity for Vacation of Right-of-Way, to construct a five-story mixed-use development with 97 residential Condominium units, 13,133 square feet of commercial space and 322 parking spaces in a two-level subterranean garage.

Planning Commission review and consider Mitigated Negative Declaration No. 07-04 and approve the Site Plan Review, Vesting Tentative Tract Map, and Finding of General Plan Conformity for Vacation of Rights-of-Way, with conditions.

4. **Case No. 0408-16**
Administrative Use Permit,
Standards Variance
ND 24-04
- (Joe Recker,
Project Planner)
- Brooks College**
c/o Douglas W. Otto
4825-4845 E. Pacific Coast Highway (Council District 4)
- Request to approve Administrative Use Permits to legalize approximately 18,000 square feet of additional classroom floor area at Brooks College and utilize joint-use of two off-site parking lots and approve Standards Variances to allow the use of compact parking on-site and to allow the use of off-site parking lots without a guarantee of permanence and located greater than 600' from the campus.
- RECOMMENDATION: Planning Commission approve the Administrative Use Permits and Standards Variances, subject to conditions.
5. **Case No. 0408-27**
Standards Variance, Conditional
Use Permit, Administrative Use
Permit
ND 25-04
- (Jamilla Vollmann,
Project Planner)
- Christopher Clevely**
1850 Outer Traffic Circle (Council District 4)
- Request for the approval of a Conditional Use Permit to establish a car dealership with a general auto repair facility, and Standards Variances to provide tandem parking, off-site employee parking and a structure in the required setback.
- RECOMMENDATION: Planning Commission certify Negative Declaration ND 25-04 and approve the Conditional Use Permit and Standards Variances, subject to conditions.
6. **Case No. 0405-21**
Conditional Use Permit, Site Plan
Review, Lot Merger
CE 04-203
- (Lynette Ferenczy,
Project Planner)
- Sean Hitchcock**
c/o Matthew Erickson of FTA Architecture & Planning Inc.
3932 Long Beach Boulevard (Council District 8)
- Request for approval of a Lot Merger and Site Plan Review for a one-story 7,400 square foot medical office building and a Conditional Use Permit for a courtesy parking lot in a R-1-N Zone.
- RECOMMENDATION: Planning Commission approve the Site Plan Review and Conditional Use Permit, subject to conditions.

7. Case No. 0404-12
Standards Variance
CE 04-84

(Vickie Becker,
Project Planner)

Jeffrey & Patricia Moyer
5704 E. Wardlow Road (Council District 5)

Appeal of the Zoning Administrator's decision to deny variance requests for a 6'6" high wood fence within the required front yard setback area (instead of not more than 3' high).

RECOMMENDATION:

Planning Commission deny the appeal and uphold the Zoning Administrator's decision to deny the variance requests.

8. Case No. 0406-03
Site Plan Review, Conditional Use
Permit, Standards Variance
ND 18-04

(Lynette Ferenczy,
Project Planner)

Camden Holdings, LLC
c/o W.D. Partners
3402 Atlantic Avenue (Council District 7)

Request for approval of a Site Plan Review and Conditional Use Permit for a one-story 1,918 square foot minor auto repair facility (EZ Lube).

RECOMMENDATION:

Planning Commission approve the Site Plan Review and Conditional Use Permit, subject to conditions.

MATTERS FROM THE AUDIENCE

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

- a. Updates:
 - 1) City Council Actions
 - 2) General Plan Update
- b. Preview of November 4, 2004 agenda

1329 Gladys
1577 E. 7th Street
6251 E. Pacific Coast Hwy.
5300 Hanbury
4100 Cherry Avenue
250 Pacific
116 Termino

Monopole
Appeal of AUP for carwash
Reopen bar/restaurant
Appeal for Standards Variance for accessory building
Self storage facility addition
Condominium conversion of Pine Square development
Appeal of Standards Variance height of an addition to a Single Family Dwelling

- c. Other

MATTERS FROM THE PLANNING COMMISSION

ADJOURN

The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.

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